

RESOLUTION NO. 2009-48

A RESOLUTION of the City Council of the City of Wenatchee, Washington, providing for a public hearing on proposed financing of public improvements with local revitalization financing; directing the publication and posting of notice of such public hearing; and providing for other matters properly relating thereto.

WHEREAS, the City of Wenatchee, Washington (the "City"), is authorized by Second Substitute Senate Bill 5045 (Chapter 270, Laws of 2009) (the "Act") to establish a revitalization area within the boundaries of the City and to finance public improvements using local revitalization financing to encourage private development within said revitalization area;

WHEREAS, the City Council (the "Council") expects to consider an ordinance that will create a revitalization area to be designated the "Local Revitalization Financing District – Wenatchee Waterfront" (the "Revitalization Area") and authorize the use of local revitalization financing to finance public improvements within said Revitalization Area; and

WHEREAS, the Act requires that the City hold a public hearing (the "Public Hearing") on the proposed use of local revitalization financing within a Revitalization Area, and to provide notice of the Public Hearing (the "Notice of Public Hearing") by publication and posting; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, AS FOLLOWS:

1. Publication and Posting of Notice. Pursuant to Section 104(b) of the Act, the Council hereby directs the City Clerk, or a duly authorized designee of the City Clerk, to cause to be published in *The Wenatchee World* a legal newspaper of general circulation within the proposed Revitalization Area, the Notice of Public Hearing described below and to cause the Notice of Public Hearing to be posted in at least six (6) conspicuous public places located in the

proposed Revitalization Area.

2. Form of Notice. The Council hereby approves the form of Notice of Public Hearing attached as Exhibit A to this Resolution and finds that the Notice conforms with the requirements of Section 104(b) of the Act.


3. Public Hearing. The Council hereby declares its intent to hold the Public Hearing on Thursday, August 27, 2009, at 5:15 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 129 S. Chelan Avenue, Wenatchee, WA.

ADOPTED by the City Council of the City of Wenatchee, Washington, at a regular meeting thereof held on August 13, 2009.

CITY OF WENATCHEE

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
BRENDA GUSKE, Interim City Clerk

APPROVED:

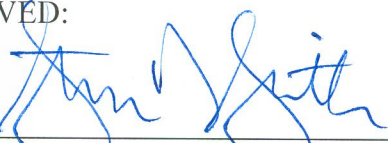
By: 
STEVE D. SMITH, City Attorney

EXHIBIT A

NOTICE OF PUBLIC HEARING ON PROPOSED FINANCING OF PUBLIC IMPROVEMENTS WITH LOCAL REVITALIZATION FINANCING

The City of Wenatchee, Washington proposes to form a revitalization area to be known as the “Wenatchee Waterfront Revitalization Area” in accordance with the provisions of Second Substitute Senate Bill 5045 (Chapter 270, Laws of 2009) for the purpose of financing the following public improvements within the boundaries of the revitalization area:

1. Pybus Market redevelopment;
2. City’s former public works site remediation and boat moorage;
3. Waterfront gateway and Orondo Street improvements;
4. Parking lot improvements for Linden Tree park at Ninth and Walla Walla Avenues; and
5. Waste water treatment plant odor and visual mitigation.

The estimated cost of the above-described public improvements is \$17.5 million. The above-described public improvements may include the following:

- (a) The construction and maintenance of publicly-owned streets, roads, bridges and rail facilities (such as curbs, striping, signage, traffic signals, traffic-calming devices, and utility sleeves);
- (b) The construction and improvement of the City’s water and sewer systems including (but not limited to) (i) water mains, valves and fittings, (ii) domestic water service lines, (iii) fire service lines, (iii) fire hydrants, (iv) sanitary sewer interceptors (including pipe in diameters of up to 72 inches), (v) sanitary sewer mains, (vi) sanitary sewer service lines, (vi) sanitary sewer manholes, and (vii) booster pumps, provided fixtures and appurtenances required to connect private development to the City’s water and sewer systems shall not be considered “Public Improvements” hereunder;
- (c) Sidewalks, streetlights, landscaping and streetscaping (including street furnishings installed along the sidewalk, such as benches, trash receptacles, bicycle racks and planter pots);
- (d) Parking, terminal & dock facilities;
- (e) Park facilities (including “pocket parks”), recreational areas, and environmental remediation of publicly-owned property;
- (f) Storm water and drainage management systems that will be owned by the City, including (but not limited to) (i) storm sewer pipe, (ii) storm sewer manholes, (iii) storm

water catch basins, (iv) drywells, (v) drainage swales (including landscaping for such swales) and (vi) storm water treatment vaults and underground storage tanks;

(g) Environmental analysis, professional management, planning, and promotion within the Revitalization Area, including the management and promotion of retail trade activities in the Revitalization Area;

(h) Electric gas, fiber, and other utility infrastructures; and

(i) Maintenance and security for common or public areas in the Revitalization Area.

Further information regarding the public improvements to be financed with the local revitalization financing in the revitalization area may be obtained by contacting **Steve King, Director of Public Works – Engineering, 1350 McKittrick, Wenatchee, WA. (509) 888-3200.**

The estimated maximum cost of the public improvements is \$17.5 million of which is proposed to be borne by local revitalization financing. The City does not plan to allocate any other sources of revenue to finance the public improvements within the Increment Area.

The boundaries of the proposed revitalization area are described in Schedule 1 attached hereto.

The City intends to incur general indebtedness in the maximum principal amount of \$14 million, and to issue general obligation bonds, to finance the public improvements described above, to retire the indebtedness in whole or in part from the local revitalization financing the City receives.

It is estimated that the local revitalization financing will be used for a period commencing on July 1, 2011, and ending on June 30, 2036.

The Wenatchee City Council has fixed Thursday, August 27, 2009, at 5:15 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 129 S. Chelan Avenue, Wenatchee, WA, as the time and place for the hearing to be held by the City Council upon the formation of said revitalization area. All persons who may desire to object thereto may make such objections in writing and file the same with the City Clerk at or prior to the date fixed for such hearing. Only persons who have submitted written objections will be permitted to testify at the hearing.

This will be the only hearing on the formation of the proposed revitalization area.

CITY OF WENATCHEE

By: Brenda Guske
BRENDA GUSKE, Interim City Clerk

SCHEDULE 1

Boundaries of Revitalization Area

A tract of land situated in the SE $\frac{1}{4}$ and NE $\frac{1}{4}$ Section 03, the NE $\frac{1}{4}$ Section 10, T.22N., R.20 E.W.M., and W $\frac{1}{2}$ Section 34, T.23N., R.20 E.W.M., said tract of land more particularly described as follows:

All that land bounded on the East by the Columbia River, bounded on the West by the B.N.S.F Railroad, bounded on the South by Thurston Street and bounded on the North by Ninth Street.

Together with all that land bounded on the East by the Columbia River, bounded on the West by Walla Walla Avenue, bounded on the South by Ninth Street, and bounded on the North by the north line of Block 9, according to the Plat of Smith Park, Page 39 of Plats, recorded in the Chelan County Auditor's Office.

Together with Lot 1 and Lot 4, Block 6 of said Smith Park Addition, Lot 1 and Lot 4, Block 7 of said Smith Park, and Lot 1 and Lot 4 of Block 8 of said Subdivision.

The above described tracts of land together contain 155.3 acres., more or less, as delineated on Exhibit "B" attached hereto and made a part hereof as Page 2 of this instrument.